065.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,900 / 865,900
					USE VALUE:	865,900 / 865,900
					ASSESSED:	865,900 / 865,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALUIA JOSEPH & CAROLINE L
Owner 2:	
Owner 3:	
Street 1:	18 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2635 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	473,000	4,400	388,500	865,900
Total Card	0.103	473,000	4,400	388,500	865,900
Total Parcel	0.103	473,000	4,400	388,500	865,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.58 | /Parcel: 328.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41662
GIS Ref:
GIS Ref:
Insp Date: 11/16/18

!5603!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,100	4400	4,500.	388,500	866,000	866,000	Year End Roll	12/18/2019
2019	104	FV	369,700	4400	4,500.	360,800	734,900	734,900	Year End Roll	1/3/2019
2018	104	FV	369,700	4400	4,500.	360,800	734,900	734,900	Year End Roll	12/20/2017
2017	104	FV	346,300	4400	4,500.	316,400	667,100	667,100	Year End Roll	1/3/2017
2016	104	FV	346,300	4400	4,500.	288,600	639,300	639,300	Year End	1/4/2016
2015	104	FV	307,800	4400	4,500.	255,300	567,500	567,500	Year End Roll	12/11/2014
2014	104	FV	307,800	4400	4,500.	241,400	553,600	553,600	Year End Roll	12/16/2013
2013	104	FV	320,600	4400	4,500.	229,800	554,800	554,800		12/13/2012

PRINT

Date	Time
12/10/20	20:28:02

LAST REV

Date	Time
05/14/19	15:23:02

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROULX JEANETTE	26893-189		12/10/1996		259,000	No	No		Y

USER DEFINED

Prior Id # 1:	41662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/12/2009	Meas/Inspect	189	PATRIOT
10/5/1999	Meas/Inspect	256	PATRIOT
7/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	12									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09604919
Const Adj.:	0.98980200
Adj $ / SQ:	184.428
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642669
Depreciation:	169665
Depreciated Total:	473004

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

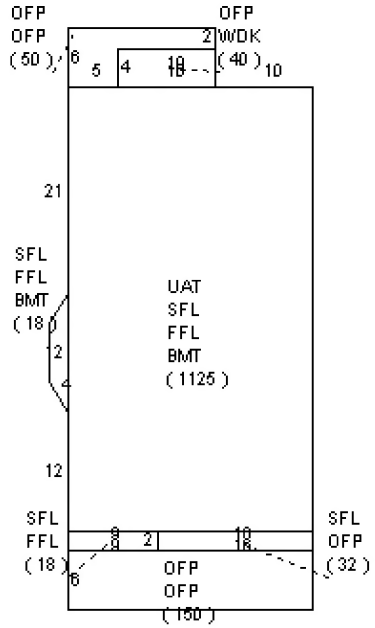
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.43
Special Features:	0	Val/Su Net:	110.26
Final Total:	473000	Val/Su SzAd	200.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,193	184.430	220,023
FFL	First Floor	1,161	184.430	214,121
BMT	Basement	1,143	55.330	63,240
OFP	Open Porch	472	19.790	9,342
UAT	Upper Attic	281	129.100	36,309
WDK	Deck	40	15.840	633

Net Sketched Area:	4,290			Total:	543,668
Size Ad	2354	Gross Are	5134	FinArea	2635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400